141.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	754,700 /	754,700
USE VALUE:	754,700 /	754,700
ASSESSED:	754,700 /	754,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENCHETRIT ASSAF & LILIYA
Owner 2:	
Owner 3:	
Street 1:	82 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH ALEXANDRA -
Owner 2:	-
Street 1:	82 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2377 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4330.000	369,800		384,900	754,700
Total Card	0.099	369,800		384,900	754,700
Total Parcel	0.099	369,800		384,900	754,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.57 | /Parcel: 317.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
90449			05/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0004.0

!10871!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,800	0	4,330.	384,900	754,700		Year end	12/23/2021
2021	101	FV	358,500	0	4,330.	384,900	743,400		Year End Roll	12/10/2020
2020	101	FV	358,700	0	4,330.	384,900	743,600	743,600	Year End Roll	12/18/2019
2019	101	FV	273,700	0	4,330.	384,900	658,600	658,600	Year End Roll	1/3/2019
2018	101	FV	270,700	0	4,330.	340,900	611,600	611,600	Year End Roll	12/20/2017
2017	101	FV	270,700	0	4,330.	285,900	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	270,700	0	4,330.	285,900	556,600	556,600	Year End	1/4/2016
2015	101	FV	264,100	0	4,330.	247,500	511,600	511,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:30:15

LAST REV

Date	Time
06/02/21	14:51:33

mmcmakin

USER DEFINED

Prior Id # 1:	90449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ALEXANDRA	1573-36	1	5/24/2021		875,000	No	No		
SMITH MARVIN	1148-88		11/13/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2003	551	Window/S	17,800					12 vinyl wndws & v
8/9/1999	520	Manual	8,000					REPLACE 4 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Inspected	189	PATRIOT
2/2/2009	Measured	345	PATRIOT
8/22/2005	Fieldrev-Chg	BR	B Rossignol
12/28/1999	Inspected	276	PATRIOT
12/15/1999	Missed Appt.	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4330		Sq. Ft.	Site		0	70.	1.27	8									384,931						384,900	

Total AC/HA:	0.09940	Total SF/SM:	4330	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,931	Spl Credit		Total:	384,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25068641
Const Adj.:	0.98000199
Adj $ / SQ:	159.338
Other Features:	77700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454352
Depreciation:	84509
Depreciated Total:	369842

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

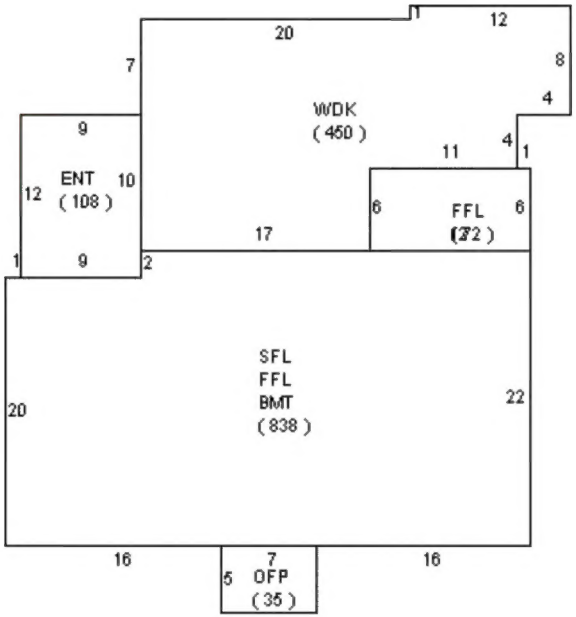
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.27
Special Features:	0	Val/Su Net:	116.33
Final Total:	369800	Val/Su SzAd	211.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	159.340	144,997
BMT	Basement	838	59.270	49,671
SFL	Second Floor	838	159.340	133,525
WDK	Deck	450	8.060	3,626
ENT	ENTRY	108	18.690	2,018
OFP	Open Porch	35	43.120	1,509

Net Sketched Area:	3,179			Total:	335,346
Size Ad	1748	Gross Area	3179	FinArea	2377

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	F	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

141.0-0002-0004.0

IMAGE

AssessPro Patriot Properties, Inc